

DEED

Frank A. Casella and Gail A. Casella, husband and wife, of Acton,
Middlesex County, Massachusetts

being married, for consideration paid and in full consideration of
Two Hundred Seventy-Five Thousand (\$275,000) Dollars

grant to Michael A. Maimone and Beatriz Maimone, husband and wife,
as tenants by the entirety

of 253A School Street, Acton, Massachusetts

with quitclaim covenants

the land with the buildings thereon in Acton, Middlesex County,
Massachusetts now numbered 253A School Street, shown as Lot 1 on a
plan entitled "Plan of Land in Acton, Mass. owned by William P.
Carson", by R. D. Nelson, dated January 12, 1973, recorded with
Middlesex South District Registry of Deeds in Book 12381, Page 335,
to which plan reference is hereby made for a more particular
described of said lot.

Lot 1 containing, according to said plan, 49,110 square feet.

Lot 1 is conveyed with the benefit of the right to pass and repass
on foot or by motor vehicles, and the right to install, repair and
maintain all utilities that serve Lot 1 in and over the "Access &
Utility Easement" shown on said plan from School Street to the
southerly boundary of said access and utility easement shown as a
dotted line with a length of 77.50 feet.

Subject to and with the benefit of the Restrictive Agreement
referred to in a deed recorded with said Deeds in Book 12408, Page
146.

Subject to easements, restrictions and covenants of record if they
affect the locus and are in full force and effect, expressly not
intending nor meaning to extend the same in the event that they
have expired by operation of law or otherwise.

Being the same premises conveyed to the Grantors by deed dated June
17, 1988, recorded with said Deeds in Book 19132, Page 115.

Witness our hands and seals this 27th day of June, 1997.

Frank A. Casella

Gail A. Casella

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

June 27th, 1997

Then personally appeared before me the above named Frank A.
Casella and Gail A. Casella and acknowledged the foregoing to be
their free act and deed.

Notary Public

My Commission Expires: 06-25-2000

TAX 1254.00
CASH 1254.00
82080015 07:10
EXCISE TAX
DEEDS REG. AS
MIDDLESEX SOUTH
06/30/97

ACTON

ST

SCHOOL

253A

**** MASS. EXCISE TAX: 1254.00 ***